

**TOWN OF SOUTHEAST
ZONING BOARD OF APPEALS
Wednesday, January 15, 2020
Town Hall, 1360 Route 22, Brewster, NY 10509**

**The Regular Meeting begins at 8 pm
If there is a Work Session scheduled, it begins at 7:30 pm**

Work Session:

Regular Meeting:

- 1. DC3 Holdings, LLC, aka Fast Lane Quick Lube and Car Wash, Inc.
1559 Route 22, Tax Map ID 46.-1-6**

CONTINUED TO FEBRUARY 19, 2020 AS PER APPLICANT'S REQUEST. Continued Public Hearing to review an application for a Use Variance to add Motor Vehicle Service Station Use to a property in a Zone that does not permit this use. The property has an existing Special Permit for Quick Lube and Car Wash in the SR-22 Zone.

- 2. UB Brewster, LLC, aka Lakeview Plaza
1515 Route 22, Tax Map ID 46.-1-1.-1**

Continued Public Hearing to review an application for a sign that requires the following variances: sign area variance of 9 sq. ft. where 200 sq. ft. is permitted and 209 sq. ft. is proposed; sign height variance of 5 ft. where 20 ft. is permitted and 25 ft. is proposed; sign face height variance of 8 ft. where 16 ft. is permitted and 24 ft. is proposed.

- 3. Allview Avenue aka Mazzotta Subdivision
212 Allview Avenue, Tax Map IDs 67.1-1-6.1,6.2,6.3,6.4,6.5**

Public Hearing to review an application that requires the following variances: Lot 1: rear yard setback for a pool of 19 ft. where 50 ft., is required and 31.62 ft. is proposed; Lot 3: front yard setback for a chicken coop/cabana of 30 ft. where 50 ft. is required and 20 ft. is proposed as referred by the Planning Board.

- 4. Approve Meeting Minutes from December 16, 2019**

DRAFT 12/31/19 Agenda Subject to Change